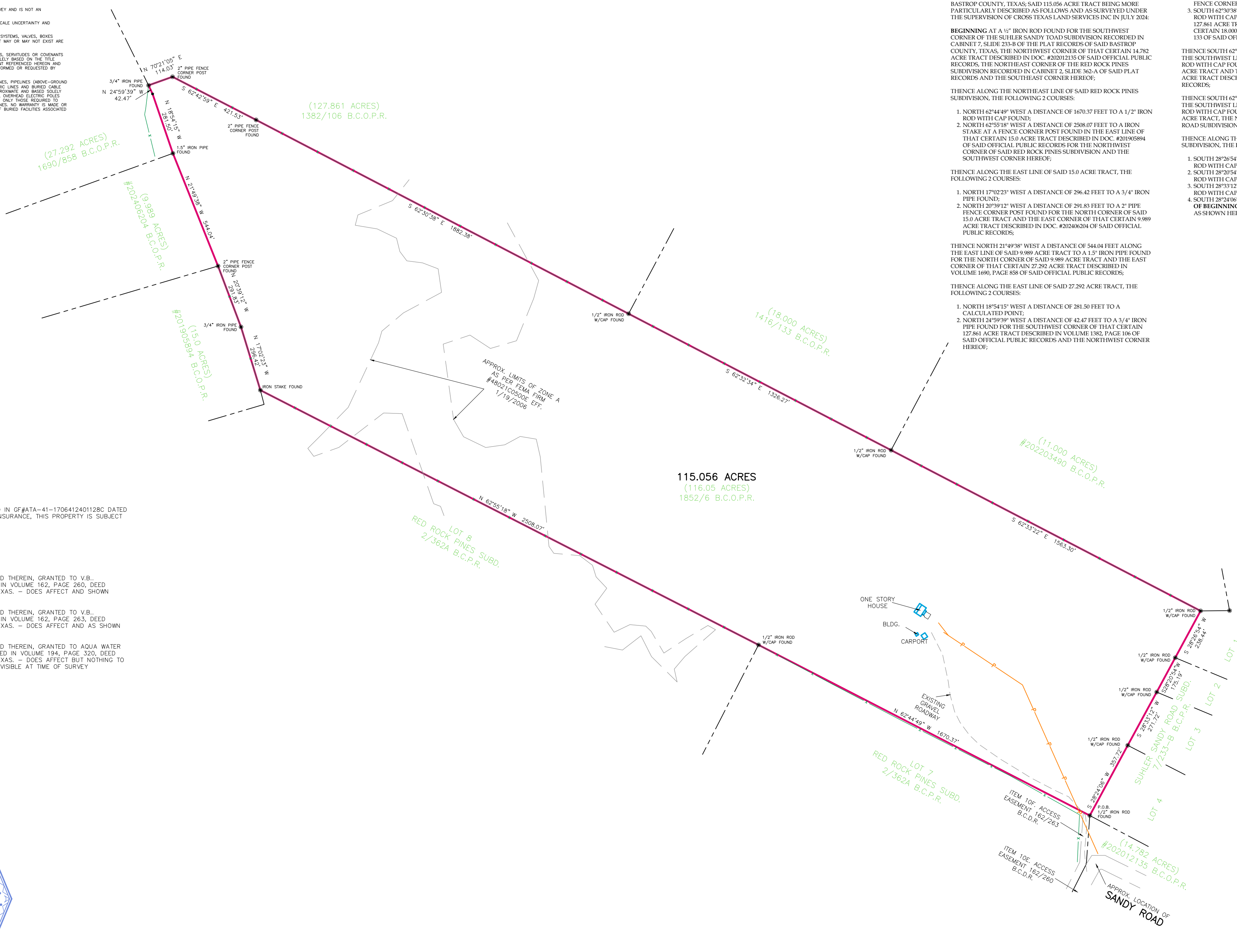




- SURVEY NOTES:**
- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, UTILIZING NGS CORS/OPUS SOLUTION.
 - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "TSL".
 - THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
 - FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREOF IS APPROXIMATE.
 - UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 - INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
 - LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



TITLE NOTES:
AS PER INFORMATION PROVIDED IN GF#ATA-41-1706412401128C DATED 5-23-2024 BY ALAMO TITLE INSURANCE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

- 10.
- e. EASEMENT(S), AS PROVIDED THEREIN, GRANTED TO V.B. FERGFUSON, ET AL, RECORDED IN VOLUME 162, PAGE 260, DEED RECORDS BASTROP COUNTY, TEXAS. - DOES AFFECT AND SHOWN HEREON.
- f. EASEMENT(S), AS PROVIDED THEREIN, GRANTED TO V.B. FERGFUSON, ET AL, RECORDED IN VOLUME 162, PAGE 263, DEED RECORDS BASTROP COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.
- g. EASEMENT(S), AS PROVIDED THEREIN, GRANTED TO AQUA WATER SUPPLY CORPORATION, RECORDED IN VOLUME 194, PAGE 320, DEED RECORDS BASTROP COUNTY, TEXAS. - DOES AFFECT BUT NOTHING TO PLOT. WATER METER WAS NOT VISIBLE AT TIME OF SURVEY.

115.056 ACRE TRACT
LEGAL DESCRIPTION: BEING 115.056 ACRES OF LAND OUT OF THE N. W. EASTLAND SURVEY, ABSTRACT NO. 156 IN BASTROP COUNTY, TEXAS AND BEING THAT CERTAIN 116.05 ACRE TRACT DESCRIBED VOLUME 1862, PAGE 6 OF THE OFFICIAL PUBLIC RECORDS OF SAID BASTROP COUNTY, TEXAS, SAID 115.056 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY 2024:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SUHLER SANDY ROAD SUBDIVISION RECORDED IN CABINET 7, SLIDE 233-B OF THE PLAT RECORDS OF SAID BASTROP COUNTY, TEXAS, THE NORTHWEST CORNER OF THAT CERTAIN 14,782 ACRE TRACT DESCRIBED IN DOC. #202012135 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF THE RED ROCK PINES SUBDIVISION RECORDED IN CABINET 2, SLIDE 362-A OF SAID PLAT RECORDS AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE NORTHEAST LINE OF SAID RED ROCK PINES SUBDIVISION, THE FOLLOWING 2 COURSES:

1. NORTH 62°44'49" WEST A DISTANCE OF 1670.37 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. NORTH 62°55'18" WEST A DISTANCE OF 2508.07 FEET TO AN IRON STAKE AT A FENCE CORNER POST FOUND IN THE EAST LINE OF THAT CERTAIN 15.0 ACRE TRACT DESCRIBED IN DOC. #201965894 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHWEST CORNER OF SAID RED ROCK PINES SUBDIVISION AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID 15.0 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 17°02'23" WEST A DISTANCE OF 296.42 FEET TO A 3/4" IRON PIPE FOUND;
2. NORTH 20°39'12" WEST A DISTANCE OF 291.83 FEET TO A 2" PIPE FENCE CORNER POST FOUND FOR THE NORTH CORNER OF SAID 15.0 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 9,989 ACRE TRACT DESCRIBED IN DOC. #20240204 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 21°49'38" WEST A DISTANCE OF 544.04 FEET ALONG THE EAST LINE OF SAID 9,989 ACRE TRACT TO A 1.5" IRON PIPE FOUND FOR THE NORTH CORNER OF SAID 9,989 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 27,292 ACRE TRACT DESCRIBED IN VOLUME 1690, PAGE 858 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE EAST LINE OF SAID 27,292 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. NORTH 18°54'15" WEST A DISTANCE OF 281.50 FEET TO A CALCULATED POINT;
2. NORTH 24°59'39" WEST A DISTANCE OF 42.47 FEET TO A 3/4" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 127,861 ACRE TRACT DESCRIBED IN VOLUME 1382, PAGE 106 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTHWEST LINE OF SAID 127,861 ACRE TRACT, THE FOLLOWING 3 COURSES:

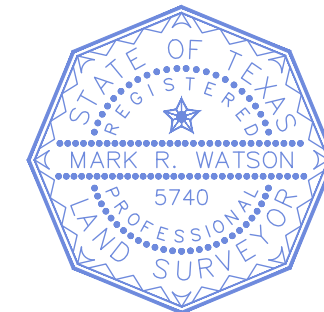
1. NORTH 70°21'05" EAST A DISTANCE OF 114.03 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
2. SOUTH 62°42'59" EAST A DISTANCE OF 421.53 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
3. SOUTH 62°30'38" EAST A DISTANCE OF 1882.38 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 127,861 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 18,000 ACRE TRACT DESCRIBED IN VOLUME 1416, PAGE 133 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 62°33'24" EAST A DISTANCE OF 1326.27 FEET ALONG THE SOUTHWEST LINE OF SAID 18,000 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 18,000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 11,000 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 11,000 ACRE TRACT DESCRIBED IN DOC. #202203490 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 62°33'22" EAST A DISTANCE OF 1563.30 FEET ALONG THE SOUTHWEST LINE OF SAID 11,000 ACRE TRACT TO A 1/2" IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 11,000 ACRE TRACT, THE NORTHWEST CORNER OF SAID SUHLER SANDY ROAD SUBDIVISION AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID SUHLER SANDY ROAD SUBDIVISION, THE FOLLOWING 4 COURSES:

1. SOUTH 28°26'54" WEST A DISTANCE OF 238.44 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. SOUTH 28°20'54" WEST A DISTANCE OF 175.19 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
3. SOUTH 28°33'12" WEST A DISTANCE OF 271.72 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
4. SOUTH 28°24'06" WEST A DISTANCE OF 357.72 FEET TO THE POINT OF BEGINNING CONTAINING 115.056 ACRES MORE OR LESS, AND AS SHOWN HEREON.



CTL
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-965-2878
TX FIRM REG. #1 00248-00
www.crosstexaslandservices.com

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS#5740
DATE: 8-1-2024



<ul style="list-style-type: none"> BOUNDARY LINE ADJOINER LINE SURVEY LINE BURIED OIL/GAS PIPELINE OVERHEAD UTILITY LINE UNDERGROUND UTILITY LINE FENCE ROAD WATERLINE RAILROAD TRACK 	<ul style="list-style-type: none"> POINT MONUMENT FOUND MONUMENT SET A/C UNIT UTILITY POLE/RISER LIGHTPOST MAILBOX CLEAN OUT 	<ul style="list-style-type: none"> FIRE HYDRANT TELEPHONE/CABLE PEDESTAL GAS METER MANHOLE ELECTRIC BOX/METER B.C.P.R. - BASTROP COUNTY PLAT RECORDS B.C.D.R. - BASTROP COUNTY DEED RECORDS B.C.O.P.R. - BASTROP COUNTY OFFICIAL PUBLIC RECORDS 	<ul style="list-style-type: none"> BENCH MARK FLAG POLE SIGN DRAINAGE STRUCTURE GAS VALVE P.U.E. - PUBLIC UTILITY EASEMENT B.L. (BRG-DIST.) - BUILDING SETBACK LINE RECORD CALL 	<p>REFERENCE: -----</p> <p>TYPE OF SURVEY - TITLE</p> <p>LEGAL DESCRIPTION:</p> <p>BEING 115.056 ACRES OF LAND OUT OF THE N. W. EASTLAND SURVEY, ABSTRACT NO. 156 IN BASTROP COUNTY, TEXAS</p> <p>JOB NO. 24-50155 DRAWN BY: MRW</p>
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